

**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**



STAFF REPORT

**TO: EAST COUNTY BOARD OF ZONING ADJUSTMENTS
HEARING DATE: APRIL 25, 2019**

GENERAL INFORMATION

APPLICATION: Conditional Use Permit, PLN2018-00247

**OWNER/
APPLICANT:** Lakeside Motorsports / Zoox / Wismer

PROPOSAL: Operation of a Remote Testing Facility for Autonomous Electric Vehicles, with installation of two temporary buildings.

**LOCATION AND
SIZE OF PARCEL:** 17001 Midway Road, east side, 1,000 feet south of Altamont Pass Road, bearing Assessor's Parcel Number: 099B-7675-005-10; 81.27 acre

ZONING: A (Agricultural)

**GENERAL PLAN
DESIGNATION:** Large Parcel Agriculture (LPA); East County Area Plan

**ENVIRONMENTAL
REVIEW:** This project is categorically exempt under CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (Small Structures)

RECOMMENDATION

Staff recommends the subject application for approval, subject to the proposed conditions.

PARCEL ZONING HISTORY

January 8, 1955, the 61st Zoning Unit classified the area into the "A" (Agricultural) District.

Between 1963 and 2007, eighteen Conditional Use Permits approved continuing operations for the operation of the motor speedway as an outdoor recreation facility. Special one-day events were permitted through twelve Administrative Conditional Use Permits.

March 27, 2007, Conditional Use Permit C-8471 for the continued operation of the facility was dropped by the applicant.

October 1, 2018, The Planning Commission determined that the proposal would be conditionally permitted as a remote testing facility.

October 15, 2018, PLN2018-00216, pre-application meeting, was held for the subject proposal.

SITE AND CONTEXT DESCRIPTION

Irregular in shape, the subject parcel is bound by Interstate 580 to the north and east, smaller rural parcels off Midway Road to the west, and grazing land to the south.

The Altamont Raceway Park (ARP) opened in 1963 as a half-mile dirt oval raceway and was paved and reconfigured in 1966 to feature three separate racetracks integrated within the perimeter of the half-mile oval. Currently, 35 acres of ARP's 83-acre site are developed with paved racetracks, a pit/paddock area, grandstands, and other supporting infrastructure. The facility is not currently used for racing, and is limited to personal use by the landowner/operator.

PROJECT DESCRIPTION

On the subject property the applicant proposes to operate a remote testing facility for autonomous electric vehicles. No racing of vehicles would occur. The facility would operate primarily during daylight hours, and would not be open to the public. During most operations there would be a maximum of ten employees on site. Occasional vehicle performance demonstrations would be conducted for larger groups. As part of the project the applicant will repave and restripe the property entrance off Midway Road, in addition to employee parking and use areas. Several temporary buildings and storage containers would be removed, and two portable structures for office and restroom use would be installed.

REFERRAL RESPONSES

Alameda County Fire Department: Responded to the referral request on December 17, 2018 without three conditions of approval relating to access, water supply for fire suppression, and project compliance with Fire codes and standards.

Alameda County Sheriff: Responded on January 8, 2019 without objection to the proposal, with suggestions regarding security locks and lighting, and an on-site security detail.

Building Inspection Department, Alameda County Public Works Agency: Responded to the referral request on April 1, 2019 without objection to the project, and that building permits may be required.

Code Enforcement Division, Alameda County Community Development Agency: Responded to the referral request without objection to the project, and that although there are past enforcement cases on file, there are no open cases.

Alameda County Environmental Health Agency, Septic: Responded to the referral request on March 5, 2019 without objection to the proposal, on the condition that the applicant obtain agency approval for onsite wastewater disposal.

Alameda County Environmental Health Agency, Hazardous Materials Division: Responded to the referral request on December 21, 2018 without comment.

Grading Division, Alameda County Public Works Agency: Responded to the referral request on December 18, 2018 without comment.

Land Development Division, Alameda County Public Works Agency: In a series of responses during February 2019 the Division indicated that there may be permit(s) required and Zone 7 Development Impact fees for repaving and repair to certain areas on site.

STAFF ANALYSIS

East County Area Plan (ECAP)

The subject property is designated Large Parcel Agriculture (LPA). Typical uses under this designation include direct agricultural uses with one single-family residence per parcel.

The land use designation at the site, Large Parcel Agriculture (LPA) requires a minimum parcel size of 100 acres, and sets a maximum building intensity or floor area ratio (FAR) for non-residential buildings of 0.01 square foot per square foot of net parcel size, but not less than 20,000 square feet. In addition to agricultural uses, this designation permits recreational uses, limited residential uses, public and quasi-public uses, quarries and habitat protection. Also consistent with the designation are agricultural processing facilities (for example wineries, olive presses), limited agricultural support service uses (for example animal feed facilities, silos, stables, and feed stores), secondary residential units, visitor-serving commercial facilities (by way of illustration, tasting rooms, fruit stands, bed and breakfast inns), recreational uses, public and quasi-public uses, solid waste landfills and related waste management facilities, quarries, windfarms and related facilities, utility corridors, and similar uses compatible with agriculture. As recently determined by the Planning Commission, the proposal would be consistent with the LPA designation.

Alameda County Zoning Ordinance

The subject property is within the A (Agricultural) Zoning District. Section 17.06.040 (N) (*Agricultural District – Conditional Uses – Board of Zoning Adjustment*) provides for a Remote Testing Facility as a conditional use. On October 1, 2018, the Planning Commission determined that a use described generally as the proposed use could be defined as a remote testing facility and therefore a use that could be approved conditionally as such a use. Therefore, the approval of a Conditional Use Permit is the appropriate process for this proposal.

Public input: For this project a Neighborhood Courtesy Notice was sent in December to residents within a 1,000-foot radius of the project site. Timely notice of this hearing was also sent to area residents, and notices were physically posted on and around the subject property. To date, no project specific comments have been received by staff.

Summary: The operation of a remote testing facility is consistent with the General Plan and compliant with the Alameda County Zoning Ordinance as a conditional use. With the attached conditions, staff recommends project approval.

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING

1. Is the use required by the public need?

Yes. The use is required by the public need as it provides a unique setting for the evaluation of transportation alternatives.

2. Will the use be properly related to other land uses and transportation and service facilities in the vicinity?

Yes. The use will be properly related to other land uses and transportation and service facilities in the vicinity as the existing track facilities are ideally designed and situated to provide safety and flexibility, with minimal impact to surrounding properties.

3. Will the use, if permitted, under all circumstances and conditions of this particular case, materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood?

No. The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements as the use would be safely separated from other properties and the public right of way.

4. Will the use be contrary to character or performance standards established for the District in which it is to be considered?

No. The use is consistent with the East County Area Plan and the Zoning Ordinance, and

would be allowable with a conditional use permit for a remote testing facility.

PRE-HEARING RECOMMENDATIONS

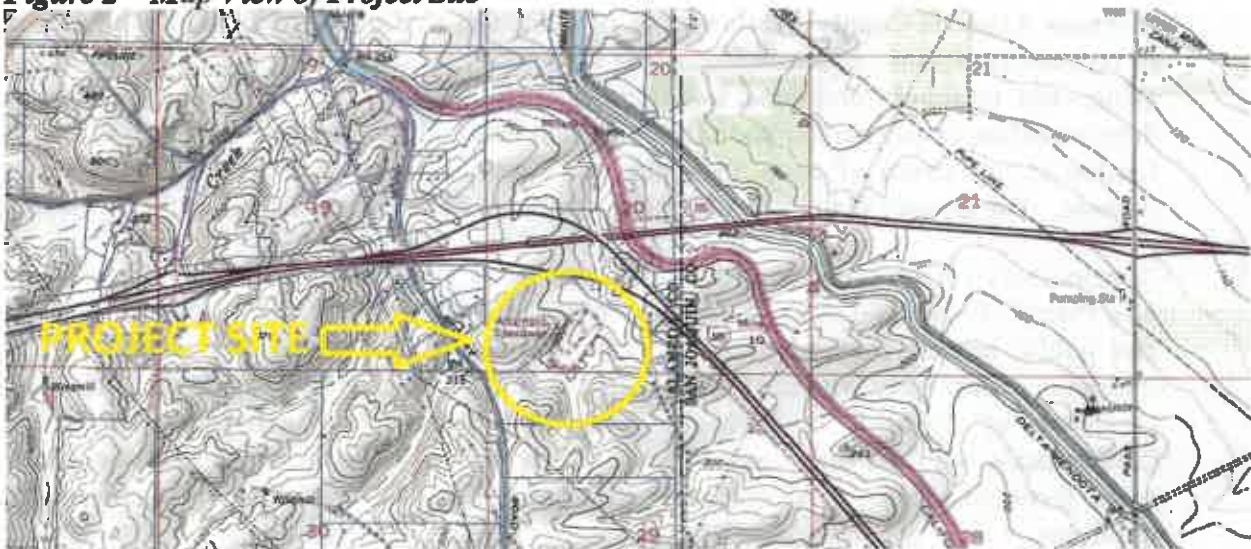
Approval for the construction and operation of an outdoor recreation facility, subject to plans marked Exhibit 'A' on file with the Planning Department and dated November 29, 2018, and the following conditions:

1. This permit authorizes the operation of a remote testing facility for autonomous vehicles at the property located at 17001 Midway Road, unincorporated Livermore area of Alameda County (APN: 099B-7675-005-10).
2. Activities shall remain in compliance at all times with the Alameda County Ordinance Section 6.60 (Noise Ordinance).
3. All exterior lighting shall be shielded and oriented in a manner as to direct lighting towards the ground and away from the adjacent properties.
4. The property owner, permittee, or its successor, shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul Conditional Use Permit, PLN2018-00247, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge
5. A mandatory review shall be conducted three years from approval for this Conditional Use Permit, PLN2018-00247. As a result of the mandatory review, a permit for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval modified or added will ensure the activity continues in conformance with the intent and purpose of the zoning ordinance, and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.
6. A wastewater treatment system for the proposed modular offices must be approved by the Department of Environmental Health prior to any building permit approval associated with this Conditional Use Permit, and prior to facility operation.
7. Permittee or successor shall obtain all necessary permit(s)
8. Property owner and Permittee, and their successors, shall comply with all Federal, State, and Local Laws, Regulations and Alameda County Ordinances.

Figure 1 – Aerial View of Project Site



Figure 2 – Map View of Project Site



ATTACHMENTS

- Referral Responses
- October 1, 2018 Planning Commission Report
- Aerial Photo
- Vicinity Map
- Site Plan

PREPARED BY: Damien Curry	PLANNER
REVIEWED BY: Sonia Urzua	SENIOR PLANNER

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**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

**TO: PLANNING COMMISSION
HEARING DATE: OCTOBER 1, 2018**

GENERAL INFORMATION

APPLICATION TYPE & NUMBER: Planning Director Determination

OWNER / APPLICANT: Melvin Andrews/Altamont Raceway Park

PROPOSAL: Determination on definition of Remote Testing Facility related to testing of autonomous vehicles.

ADDRESS AND SIZE OF PARCEL: 17001 N Midway Rd, Tracy, CA 95391, Apx. 83 acres

ZONING: Agriculture (A) district

GENERAL PLAN DESIGNATION: Large Parcel Agriculture (LPA) of East County Area Plan (ECAP)

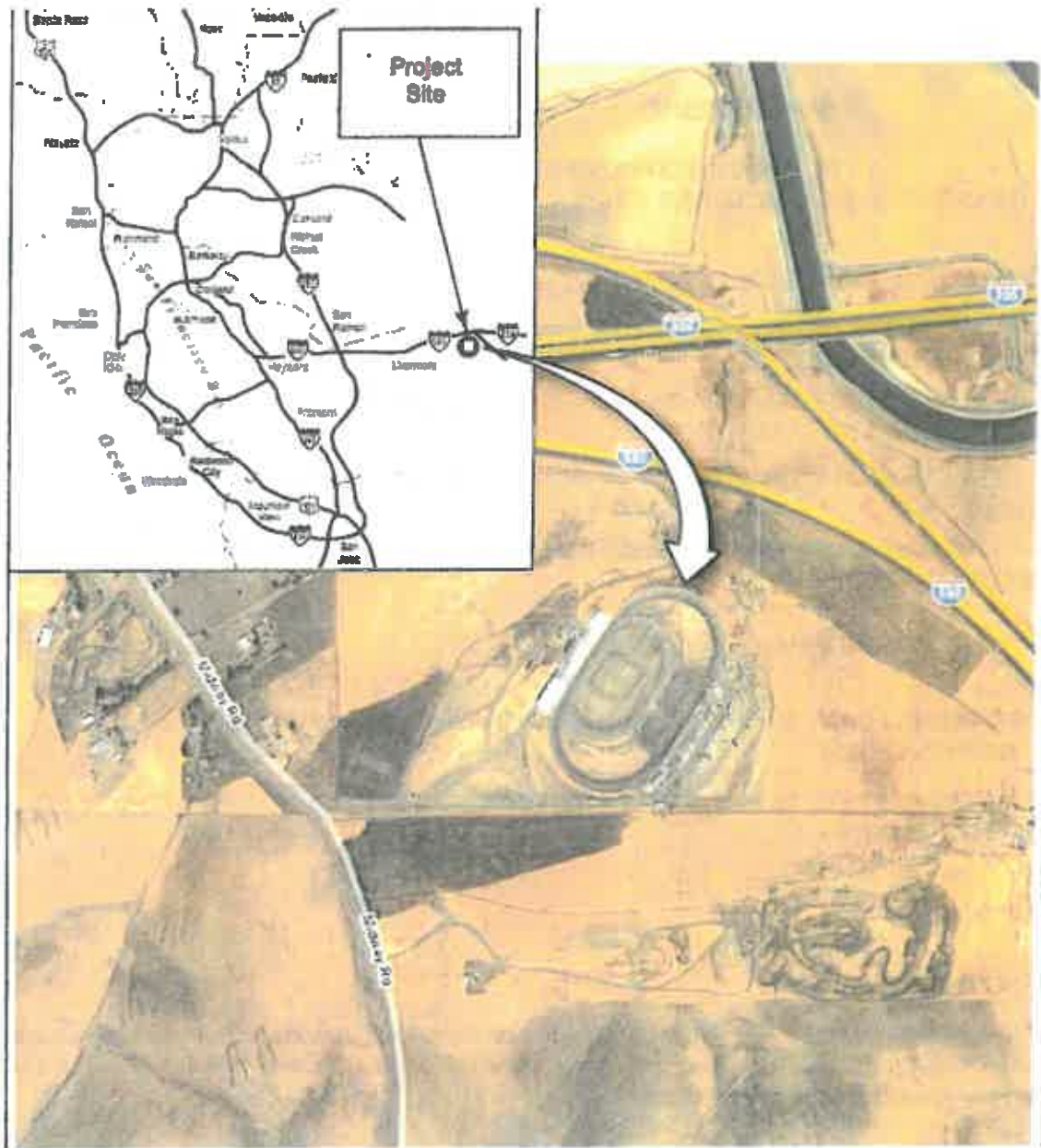
ENVIRONMENTAL REVIEW: N/A – subject of future action

RECOMMENDATION

Staff recommends that the Planning Commission review the submitted information from the applicant, the response from the Director, and concur that the proposed use is consistent with the "Remote Testing Facility" as defined in the Zoning Ordinance.

PROPOSED PROJECT

The details of the project are limited at this early stage, however the letter submitted by the applicant describes a testing facility for autonomous vehicles. The applicant claims the testing needed requires an environment with limited electronic interference to establish vehicle baseline conditions. The letter from the applicant is attached as is the response from the Planning Director.



SITE HISTORY

The Altamont Raceway Park (ARP) opened in 1963 as a half-mile dirt oval raceway and was paved and reconfigured in 1966 to feature three separate racetracks integrated within the perimeter of the half-mile oval. Currently, 35 acres of ARP's 83-acre site are developed with paved racetracks, a pit/paddock area, grandstands, and other supporting infrastructure. The facility currently is not used for a raceway, and is limited to personal use by the landowner/operator. The last activity for permitting was in 2008-9; an application for a CUP to re-establish the raceway was denied on appeal.

October 1, 2018

STAFF REPORT

Altamont Raceway Park
Remote Testing Facility

LAND USE DESCRIPTIONS

The underlying General Plan land use designations at the site consist of Large Parcel Agriculture (A). The Large Parcel Agriculture designation requires a minimum parcel size of 100 acres, and sets a maximum building intensity or floor area ratio (FAR) for non-residential buildings of 0.01 square foot per square foot of net parcel size, but not less than 20,000 square feet. The Large Parcel Agriculture designation permits recreational uses, in addition to agricultural uses, limited residential uses, public and quasi-public uses, quarries and habitat protection. This designation also permits agricultural processing facilities (for example wineries, olive presses), limited agricultural support service uses (for example animal feed facilities, silos, stables, and feed stores), secondary residential units, visitor-serving commercial facilities (by way of illustration, tasting rooms, fruit stands, bed and breakfast inns), recreational uses, public and quasi-public uses, solid waste landfills and related waste management facilities, quarries, windfarms and related facilities, utility corridors, and similar uses compatible with agriculture.

The County zoning code provides further detail about the allowed and prohibited uses in each zone. As the project site and surrounding areas is zoned A (Agricultural) District, the intent of the zoning designation is as follows: "A" districts are established to promote implementation of general plan land use proposals for agricultural and other nonurban uses, to conserve and protect existing agricultural uses, and to provide space for and encourage such uses in places where more intensive development is not desirable or necessary for the general welfare.

The category of "Remote Testing Facility" is a use allowed in the Agricultural Zone, with approval of a Conditional Use Permit (CUP) [Zoning Ordinance §17.06.040 N].

The complete definition of remote testing facility is:

"Remote testing facility" means an outdoor facility for testing electronic equipment where an environment that is relatively free from radio frequency interference is a prerequisite for successful testing. The term includes research and testing facilities of a low-intensity nature, where there is a minimum of permanent construction and minimum impact on existing and potential agricultural uses. Accessory buildings may be included.

RECOMMENDATION

Staff recommends that the Planning Commission review the submitted information from the applicant, the response from the Director, and concur that the proposed use is consistent with the "Remote Testing Facility" as defined in the Zoning Ordinance.



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
P L A N N I N G D E P A R T M E N T

Chris Bazar
Agency Director

September 11, 2018

Albert Lopez
Planning Director

Mel Andrews
823 South Bundy Drive #103
Los Angeles CA 90049

224 West Winton Ave
Room 111

Dear Mr. Andrews,

Hayward, California
94544-1215

phone
510.870.5400

fax
510.785-8793

www.acgov.org/cda

Thank you for your letter of August 7th, requesting a Planning Director's determination on a new proposed use at the historic Altamont Raceway Park. I did review your letter and learned about the proposed business as a testing facility for autonomous vehicles. Given the newness of this business type, I think you are correct to request a written determination as to whether or not the business fits the category of "Remote Testing Facility", which is a use allowed in the Agricultural Zone, with approval of a Conditional Use Permit (CUP) [Zoning Ordinance §17.06.040 N].

Although this is a use that is not contemplated in our Zoning Ordinance, it does appear to me that the intent of the "Remote Testing Facility" as a land use type does anticipate a use such as that requiring low electronic wave interference for low intensity testing and research. I've included the exact definition below for the record:

"Remote testing facility" means an outdoor facility for testing electronic equipment where an environment that is relatively free from radio frequency interference is a prerequisite for successful testing. The term includes research and testing facilities of a low-intensity nature, where there is a minimum of permanent construction and minimum impact on existing and potential agricultural uses. Accessory buildings may be included.

Even though the term is usually applied to facilities that deal with traditional communications or energy-related, the land use definition also seems to describe the conditions you need to establish base line performance. Also, given the history of the site and the degree of opposition to re-opening the raceway some years ago, I was appreciative of the description of the use as relatively non-intrusive, quiet, and with little staffing needs. It appears to be a good fit in many regards.

I will be recommending to the Planning Commission that your facility be considered a "Remote Testing Facility", which will allow you to apply for the CUP. Their approval is necessary to move ahead, as they are the policy making body for the County. Their decision, in any case, is appealable to the Board of Supervisors. If they accept the staff recommendation and agree the use is a Remote Testing Facility, this will allow you to apply for the CUP. Approval of the CUP will allow you to commence the activity and seek building permits you may need for any upgrades or improvements you plan on making. Improvements themselves may trigger other code requirements, usually determined by the Building Inspection Division.

September 11, 2018

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As I mentioned above, the next step would be for the Planning Commission to confirm this determination. I'm hoping for a date in October, but would want to see if that is convenient for you as well.

If you have any questions at all, please contact me at your convenience.

Sincerely,



Albert Lopez
Planning Director

August 7, 2018

Melvin Andrews
823 South Bundy Drive, #103
Los Angeles, CA 90049
mandrews@lakesidecapital.com

Albert Lopez
Planning Director
224 W. Winton Ave.
Suite 111
Hayward, CA 94544

Dear Mr. Lopez,

I am writing to follow up on our discussion of several months ago, regarding the Altamont Raceway Park ("raceway").

For background, the raceway was established in 1966 and closed in 2008. It has existed under various names and ownerships during this time period and was the site of the notorious Altamont Free Concert in 1969.

In 2006, the raceway was purchased by the current owners, Riverside Motorsports Park LLC. A renewal of the raceway's Conditional Use Permit ("CUP") was applied for but was ultimately withdrawn due to opposition from neighborhood groups which objected to issues such as noise, traffic, and nighttime lighting. No commercial racing has occurred since that time.

Our approximately 83-acre property lies at the eastern edge of Alameda County, with I-205 and I-580 bordering on the northern and eastern sides. The Zoning is "A" Agriculture, and the General Plan Designation is Large Parcel Agriculture. It also lies within the Wind Resource Area. The raceway is accessed by a driveway which leads from Midway Road, and property improvements include a grandstand, clubhouse, oval track with interior figure-8, paved pit area, and several modular office/storage structures. Additionally, a local family utilizes a small portion of the property to keep horses and chickens for their personal use.

Earlier this year, we were approached by a Silicon Valley start-up company based in Foster City which has developed innovative technology for self-driving cars. Instead of retro-fitting existing cars with sensors and smart software, this company has built an autonomous vehicle from the ground up. This vehicle is all-electric and bi-directional. The interior has no steering wheel or dashboard, just an open space with two bench seats facing each other. Ultimately, this company intends to deploy these vehicles into a ride-hailing network like Uber.

The owners of the company are keenly interested in the raceway for the purposes of testing this new vehicle. The raceway is a relatively private space and, with the exception of several nearby residential properties, cannot be seen from public vantage points. As their technology is still in the developmental phase, the privacy component is critically important to the company designers.

Electric autonomous vehicles will need to operate in an environment of intense radio frequency and microwave interference. In order to establish a baseline of performance, the vehicles need to be tested in an area that is low intensity and where there is a minimum of radio wave obstructions. We have conducted these tests, and have ensured that the track area is indeed very low in radio wave obstructions.

Virtually all of the issues which surrounded the raceway's CUP application more than a decade ago are nonexistent with this proposal. A maximum of four vehicles will be on site for testing, but more commonly only one or two vehicles will be tested on a regular basis. The cars are all-electric, so there will be no engine noise. No racing whatsoever will occur, thus no sounds of screeching tires. Very few people will be on-site at any given time: approximately 10 employees conducting the actual testing; occasional demonstrations of the vehicles' performance to employees, investors and press groups; and possibly several corporate gatherings per year.

Principal testing will happen primarily in daytime hours, but occasionally some night testing would occur. The existing track lights that were previously used for nighttime racing events will not be used, but new, low-profile lighting will be installed and directed away from residential properties.

All the testing will occur on existing improved areas. No new paving will be installed, but several areas will need to be resurfaced as they have fallen into disrepair. The uphill grasslands will not be used for parking as they were when there was a full race program at the facility.

When my consultant, Jana Wismer, and I met with you several months ago, we discussed the land use category of a "Remote Testing Facility." The Zoning Ordinance defines a Remote Testing Facility as "...an outdoor facility for testing electronic equipment where an environment that is relatively free from radio frequency interference is a prerequisite for successful testing. The term includes research and testing facilities of a low-intensity nature, where there is a minimum of permanent construction and minimum impact on existing and potential agricultural uses.

Accessory buildings may be included." Remote Testing Facilities require a CUP, to be granted by the East County Board of Zoning Adjustments.

In our discussions, we agreed that the company's proposed use of the raceway was largely in line with this definition. However, you encouraged us to request a formal Determination, due to the controversy involved in the last CUP application. Therefore, we welcome the opportunity to proceed with discussions in an open forum and ensure any concerned citizens that we intend to proceed with complete transparency within this process. We also look forward to continued dialogue with our neighbors, to ensure them that this proposed use will not contain any of the impacts that accompanied the last CUP application, over a decade ago.

Thank you for your time and assistance, Mr. Lopez, and we eagerly look forward to proceeding with our goals to assist this company with the development of their trail-blazing, innovative ideas and technology.

Warmest Regards,

**Mel Andrews
Lakeside Motorsports - Altamont, LLC**

**cc: Jana Wismer, janawismer@gmail.com
Steve Nasser, snasser@coltcapitalsecurities.com**



Planning Application Review Response

Date: March 29, 2019

Application: PLN2018-00247, Conditional Use Permit (CUP)

Location: 17001 North Midway Road, Tracy, CA.

Planning Date/Staff: December 4, 2018/Damien Curry

BID Staff: Samuel Tan

Project Review Notes

1. To allow operation of remote testing facility for autonomous electric vehicles using existing track facility. Including removal of several portable buildings, shipping containers and travel trailers. Including additional of two modular offices.
2. Civil engineering plans, dated 12/17/2018, by Cunha Engineering, Inc.

Referral Conclusion

Building Inspection Division has no objection to proceed with planning process. Any proposed building shall comply with the current California Building, Plumbing, Mechanical, Electrical, Green Building, Fire, disabled access, and energy codes. All interior and outdoor public areas and general path of travel shall be made ADA accessible, such as parking, walkways, stairs, ramps, restrooms, and etc.

Special Project Conditions for the Building Permit Application:

1. BAAQMD J# or exemption for demolition/removal of existing building(s). Separate demolition permit will be required for the demolishing of existing building(s).
2. This project is located within fire hazard area mapped by State Responsibility Areas (SRA) and shall comply with Chapter 7A of the 2016 California Building Code. For new modular buildings, please show details and requirements on plans to demonstrate compliance with Chapter 7A. Certification forms from the manufacturer must be submitted showing that new modular buildings meets the requirements of Section 7A.
3. Building permit application must include the compliance with the CBC Chapter 11B Accessibility upgrades, structural and fire safety requirements.
4. Approval or exemption from Alameda County Environmental Health is required for septic system.
5. Applying for new/change of address may be required at building permit process – proper address will be assigned according to the County address Ordinance managed by the Building Department.

(cont'd)

General Conditions for the Building Permit Application:

1. Comply with building codes in effective and submittal requirements at time of submitting for building permits – 2016 California Building Codes effective on January 1, 2017.
2. A California-licensed architect and engineer shall be required for the project submittal.

Notes: The Building Department has not conducted a complete permit search or code review for the proposed planning application. The owner or design professional shall be responsible for the property information filed with the planning application. Once the building permit application is filed with the Building Department, staff will perform building permit history search and code review.

Curry, Damien, CDA

From: Rogers, John
Sent: Wednesday, February 20, 2019 4:18 PM
To: Curry, Damien, CDA
Cc: Valderrama, Arthur; Gosselin, Sharon
Subject: PLN2018-00247; 17001 Midway Rd.

Damien-

Couple of comments and questions in response to your second referral of a CUP at the subject site:

- With regard to the reconstruction of the existing pavement (and the existing “impervious oiled gravel” surface), we would normally exempt these areas from a possible C.3 treatment requirement in accordance with the “alteration” criteria in the C.3 Technical Guidance, wherein replacement of paved surfaces would be considered as “normal repair and maintenance.” The typical exception to the exemption is if the applicant is proposing to modify the drainage pattern as part of the reconstruction – but I don’t see any drainage modifications here.
- There is one area shown on the site plan where the applicant is proposing to install a new building and deck structure over an existing paved area; this would be considered as an alteration – but the area is less than 5000 sq. ft., so this would be under the threshold for LID treatment.
- The site is away from any County stormdrain system, so runoff will not discharge directly to the “waters of the United States.” Nonetheless, we should impose a reasonable level of C.3 site design requirements in order to make sure that the on-site drainage is controlled – probably roadside swales where the access roadway is adjacent to the property line.
- I will talk to Zone 7 Flood Control about a possible Development Impact Fee.
- Do you know if Environmental Health/Zone 7 is imposing new wastewater discharge restrictions at this site?

JohnR

Curry, Damien, CDA

From: Gonzales, Fernando
Sent: Monday, February 25, 2019 10:49 AM
To: Curry, Damien, CDA
Cc: Valderrama, Arthur; Rogers, John
Subject: RE: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

Hi Damien,

I would think that if a new building is being proposed, that accessible parking will have to be provided even if the facility will not be open to the public. As for the building permit and road/paving permit requirement, John Rogers will be able to answer that.

Thanks,
Fernando

From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Monday, February 25, 2019 10:41 AM
To: Gonzales, Fernando <fernando@acpwa.org>
Cc: Valderrama, Arthur <arthur@acpwa.org>; Rogers, John <johnr@acpwa.org>
Subject: RE: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

Thanks and just checking – if the facility is not open to the public, do they still have to provide the accessible parking, and by process the permit?

Damien Curry
Alameda County Planning
(510) 670-6684
damien.curry@acgov.org

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From: Gonzales, Fernando
Sent: Monday, February 25, 2019 10:28 AM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Cc: Valderrama, Arthur <arthur@acpwa.org>; Rogers, John <johnr@acpwa.org>
Subject: FW: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

Hi Damien,

FYI. This is the Altamont Raceway Project, PLN2018-247.

Thanks,

Fernando

From: Lepere, Bill <bill@acpwa.org>
Sent: Monday, February 25, 2019 8:55 AM
To: Gonzales, Fernando <fernando@acpwa.org>; Valderrama, Arthur <arthur@acpwa.org>
Subject: FW: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

From: Rogers, John <johnr@acpwa.org>
Sent: Monday, February 25, 2019 8:49 AM
To: Lepere, Bill <bill@acpwa.org>; Valderrama, Arthur <arthur@acpwa.org>; Monsalve, Carlos <carlosam@acpwa.org>
Cc: Carrera, Art <artc@acpwa.org>; Tam, Alan <alant@acpwa.org>
Subject: RE: Form Submission - Engineering and Transportation Design/Services - Is a paving permit required?

The answer would typically be "yes," given that it is likely that they will have to provide disabled parking spaces – and that requires BID approval (and a building permit).

From: Lepere, Bill
Sent: Monday, February 25, 2019 8:44 AM
To: Rogers, John <johnr@acpwa.org>; Valderrama, Arthur <arthur@acpwa.org>; Monsalve, Carlos <carlosam@acpwa.org>
Cc: Carrera, Art <artc@acpwa.org>
Subject: RE: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

Okay but below they are asking only if a permit is needed for the paving operation.

Arthur,

Has your group reviewed these plans. If so a response from your office should state that,

"In response to your question, we would need to be provided with a full scope of work to determine where a permit is required. Resurfacing of existing pavement on site generally would not require a permit, however installation of additional pavement areas, storm drainage facilities, or location within the County right of way would potential require permits from the Public Works Agency.

As you know the full project includes installation of a new structure and refurbishing of existing facilities on site. This work will require certain permits."

Bill

From: Rogers, John <johnr@acpwa.org>
Sent: Monday, February 25, 2019 8:32 AM
To: Lepere, Bill <bill@acpwa.org>; Valderrama, Arthur <arthur@acpwa.org>; Monsalve, Carlos <carlosam@acpwa.org>
Cc: Carrera, Art <artc@acpwa.org>
Subject: RE: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

Bill-

They are doing more than simply repaving the on-site roadways; they are also proposing a new small building – and a refurbishment of at least some of the restrooms. The intent is to make the speedway over into a test track for self-driving vehicles.

JohnR

From: Lepere, Bill
Sent: Monday, February 25, 2019 7:55 AM
To: Rogers, John <johnr@acpwa.org>; Valderrama, Arthur <arthur@acpwa.org>; Monsalve, Carlos <carlosam@acpwa.org>
Subject: RE: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

John,

Why would a building permit and Environmental Health be required for a paving & striping project?

Bill

From: Rogers, John <johnr@acpwa.org>
Sent: Monday, February 25, 2019 7:51 AM
To: Lepere, Bill <bill@acpwa.org>; Valderrama, Arthur <arthur@acpwa.org>; Monsalve, Carlos <carlosam@acpwa.org>
Cc: cbarton@cunhaengineering.com
Subject: RE: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

All-

The proposed repaving should be exempt from a Stormwater Permit, but could be subject to a Building Permit if restriping is involved -- and we may require a site permit and a roadway encroachment permit, depending upon the scope of work and whether it will extend to the ROW of Midway.

Also a question as to a possible Zone 7 Development Impact Fee associated with the repaving; I will check with Zone 7 Flood Control.

BTW, this is still an active project in CDA Planning; I believe that they are waiting to hear a response from Environmental Health with regard to the wastewater system.

JohnR

From: Lepere, Bill
Sent: Monday, February 25, 2019 7:15 AM
To: Valderrama, Arthur <arthur@acpwa.org>; Rogers, John <johnr@acpwa.org>; Monsalve, Carlos <carlosam@acpwa.org>
Subject: FW: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

From: Carrera, Art <artc@acpwa.org>
Sent: Friday, February 22, 2019 4:32 PM
To: Rogers, John <johnr@acpwa.org>; Monsalve, Carlos <carlosam@acpwa.org>
Cc: Lepere, Bill <bill@acpwa.org>
Subject: FW: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

Please get back to Carol Barton on this.

Thanks,
Art

Arthur G. Carrera, P.E., T.E.
Principal Civil/Traffic Engineer
Alameda County Public Works Agency
399 Elmhurst Street
Hayward, CA 94544
(510) 670-5581

From: Squarespace [<mailto:no-reply@squarespace.info>]
Sent: Thursday, February 21, 2019 1:41 PM
To: Carrera, Art <artc@acpwa.org>
Subject: Form Submission - Engineering and Transportation Design/Services - is a paving permit required?

Name: Carol Barton

Email Address: cbarton@cunhaengineering.com

Subject: is a paving permit required?

Message: Our client is proposing to resurface portions of the Altamont Speedway road system but not the speedway itself. This might involve slurry seal and/or grind and pave operations as needed and as determined by the paving contractor. Will a permit and paving plan be required? Client is already in contact with Alameda Co planning department.

please email response to Carol Barton cbarton@cunhaengineering.com and Vince Cunha vince@cunhaengineering.com

Phone: (510) 741-8290

(Sent via [Alameda County Public Works Agency](#))

Curry, Damien, CDA

From: Gonzales, Fernando
Sent: Monday, February 4, 2019 2:02 PM
To: Curry, Damien, CDA
Subject: RE: Altamont Raceway Project, PLN2018-247

Hi Damien,

I have no comments for this application. Sorry for my late response.

Thank you.

Fernando B. Gonzales, P.E.

Associate Civil Engineer
Construction & Development Services Department
Alameda County Public Works Agency
951 Turner Court, Suite 100, Hayward, CA 94545
Direct 510-670-5267 Facsimile 510-670-5269
fernando@acpwa.org



Public Works Agency
Alameda County

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From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Wednesday, January 30, 2019 4:41 PM
To: Rogers, John <johnr@acpwa.org>; Gonzales, Fernando <fernando@acpwa.org>
Subject: Altamont Raceway Project, PLN2018-247

John and Fernando, have you been able to peruse the referral for the remote testing facility project off Midway Road?
Thank you and a copy of the referral and plan sets is attached.

Damien Curry
Alameda County Planning
(510) 670-6684
damien.curry@acgov.org

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Alameda County Sheriff's Office

Eden Township Substation
15001 Foothill Boulevard, San Leandro, CA 94578-1008

GJA:DAB:sgs



Gregory J. Ahern, Sheriff

Director of Emergency Services
Coroner - Marshal

January 8, 2019

Alameda County Community Development Agency
224 West Winton Avenue #111
Hayward, CA 94544

Attention: Damien Curry

RE: PLN 2018-00247

My staff reviewed the attached application and has no objection to the request provided:

- 1) Adequate security lighting is added to provide illumination during hours of darkness.
- 2) Physical security measures are added including perimeter fencing, security cameras, and heavy security locks on doors and windows.
- 3) Due to the remote location of this facility, consideration should be given to having a security guard on site when the facility is closed.

If further assistance is needed, please contact Deputy Steve Sweeney at (510) 667-3620.

Gregory J. Ahern,
Sheriff-Coroner

A handwritten signature in blue ink, appearing to read 'DB'.

David Blanchard, Captain
Eden Township Division

GJA:DAB:sgs



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

PROJECT REFERRAL

Albert Lopez
Planning Director

Date: December 4, 2018
RE: Case No. PLN2018-00247
Conditional Use Permit

224
West Winton Av
Room 11

Due Date: December 25, 2018

Hayward
California
94544

phone
510.670.5400
fax
510.785.8790

www.acgov.org/cc

ACPWA JOHN ROGERS	ZONE 7
ACPWA BUILDING DEPARTMENT	ALAMEDA CO. FIRE DEPT.
ENV HEALTH HAZARDOUS MATERIALS	ALAMEDA CO. ZONING ENFORCEMENT
SUSAN HUGO 30440	
ENV HEALTH SEPTIC/WATER DILAN ROE	ACPWA GRADING DIVISION
DEPUTY S. SWEENEY, SHERIFF'S OFFICE, ETS	

The following application is referred to you for your information and recommendation:

To allow the operation of a remote testing facility for autonomous electric vehicles using the existing track facility, with the removal of several portable buildings, shipping containers and travel trailers, and the addition of two modular offices, located at 17001 Midway Rd (Unincorporated), east side, 1000 feet south of Altamont Pass Road

APN: 099B-7675-005-10

This project would be categorically exempt under CEQA pursuant to sections 15301 (Existing Facilities) and 15303 (small structures)

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a written staff report; otherwise, please initial and date below that your organization, department or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at the above number.

Sincerely,

Damien Curry
Development Planning Division
damien.curry@acgov.org

cc: Applicant: LAKESIDE MOTORSPORTS - ALTAMONT LLC 823 S. BUNDY DR., LOS ANGELES, CA 90049

PROJECT REFERRAL

Date: December 4, 2018

RE: Case No. PLN2018-00247

Owner: LAKESIDE MOTORSPORTS ALTAMONT LLC 2416 W Victory Blvd, Burbank,

X No Comment - Date 12/21/18

Attachments *Emily Hoc
Sup. Haz Mat Specialist*



Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

399 Elmhurst Street, Room 120, Hayward, California 94544 (510) 670-5853 Fax (510) 887-5836

12/17/18

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

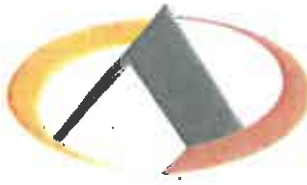
To	Damien Curry	PLN #	2018-00247
Address	17001 Midway Rd.		
Job Description	Operation of a remote testing facility for autonomous electric vehicles using the existing track facility.		
Reviewed By	Yvonne Fluehr, Fire Plan Checker		

Review of Planning referrals are usually based on information and plans that lack sufficient information and details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit submittal and review process.

Conditions of Approval

The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

- 1. Plans to meet codes and standards at time of building plan submittal.**
- 2. Fire department access to be maintained at all times.**
- 3. Location and size of water tanks and fire department connections to the water supply to be shown on plans submitted for approval.**



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Due date 12/19

Chris Bazar
Agency Director

PROJECT REFERRAL

RECEIVED
DEC 04 2018
Alameda County Fire Prevention
ACFD Log #

Albert Lopez
Planning Director

Date: December 4, 2018
RE: Case No. **PLN2018-00247**
Conditional Use Permit

224
West Winton Av
Room 11

Due Date: December 25, 2018

Hayward
California
94544

phone
510.870.5400
fax
510.785.8793

ACPWA JOHN ROGERS	ZONE 7
ACPWA BUILDING DEPARTMENT	ALAMEDA CO. FIRE DEPT.
ENV HEALTH HAZARDOUS MATERIALS	ALAMEDA CO. ZONING ENFORCEMENT
SUSAN HUGO	
ENV HEALTH SEPTIC/WATER DILAN ROE	ACPWA GRADING DIVISION
DEPUTY S. SWEENEY, SHERIFF'S OFFICE, ETS	

www.acgov.org/cc

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This project would be categorically exempt under CEQA pursuant to sections 15301 (Existing Facilities) and 15303 (small structures)

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If you have any questions, please contact me at the above number.

Sincerely,

Damien Curry
Development Planning Division
damien.curry@acgov.org

cc: Applicant: LAKESIDE MOTORSPORTS - ALTAMONT LLC 823 S. BUNDY DR., LOS ANGELES, CA 90049

PROJECT REFERRAL

Date: December 4, 2018

RE: Case No. PLN2018-00247

Owner: LAKESIDE MOTORSPORTS ALTAMONT LLC 2416 W Victory Blvd, Burbank,

_____ No Comment - Date _____

Attachments



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

PROJECT REFERRAL

Albert Lopez
Planning Director
224
West Winton Av
Room 11

Date: December 4, 2018
RE: Case No. PLN2018-00247
Conditional Use Permit

Hayward
California
94544

Due Date: December 25, 2018

phone
510.870.5400
fax
510.785.8792

ACPWA JOHN ROGERS	ZONE 7
ACPWA BUILDING DEPARTMENT	ALAMEDA CO. FIRE DEPT.
ENV HEALTH HAZARDOUS MATERIALS	ALAMEDA CO. ZONING ENFORCEMENT
SUSAN HUGO	
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www.acgov.org/cc

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Sincerely,

Damien Curry
Development Planning Division
damien.curry@acgov.org

* Return to →

cc: Applicant: LAKESIDE MOTORSPORTS - ALTAMONT LLC 823 S. BUNDY DR., LOS ANGELES, CA 90049

PROJECT REFERRAL

Date: December 4, 2018

RE: Case No. PLN2018-00247

Owner: LAKESIDE MOTORSPORTS ALTAMONT LLC 2416 W Victory Blvd, Burbank,

✓ No Comment - Date 12/18/2018

Attachments

AG



Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

399 Elmhurst Street, Room 120 , Hayward, California 94544 (510) 670-5853 Fax (510) 887-5836

12/17/18

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	Damien Curry	PLN #	2018-00247
Address	17001 Midway Rd.		
Job Description	Operation of a remote testing facility for autonomous electric vehicles using the existing track facility.		
Reviewed By	Yvonne Fluehr, Fire Plan Checker		

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- 2. Fire department access to be maintained at all times.**
- 3. Location and size of water tanks and fire department connections to the water supply to be shown on plans submitted for approval.**

Curry, Damien, CDA

From: Khan, Muhammed, Env. Health
Sent: Thursday, March 21, 2019 9:03 AM
To: Curry, Damien, CDA
Cc: Roe, Dilan, Env. Health; Barbosa, Josh, Env. Health; Colom, Natali, Env. Health
Subject: Re: Altamont, proposed wastewater system

Good morning Damien,

You may proceed forward with the conditional language outlined by Jana in regards to wastewater in the previous email. Thanks.

Sincerely,
Muhammed Khan

On Mar 21, 2019, at 8:56 AM, Curry, Damien, CDA <damien.curry@acgov.org> wrote:

Folks I'm waiting for someone from EHS to chime in and say whether this application can proceed with a condition loosely worded as below, or other. thanks

Damien Curry
Alameda County Planning
(510) 670-6684
damien.curry@acgov.org

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From: Curry, Damien, CDA
Sent: Thursday, March 14, 2019 11:57 AM
To: 'Jana Wismer' <janawismer@gmail.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Khan, Muhammed, Env. Health <muhammed.khan@acgov.org>; Barbosa, Josh, Env. Health <Josh.Barbosa@acgov.org>; Colom, Natali, Env. Health <Natali.Colom@acgov.org>; Melvin Andrews <mandrews@lakesidecapital.com>; Stephen R. Nasser <snasser@coitcapitalsecurities.com>
Subject: RE: Altamont, proposed wastewater system

Thanks Jana. Without objection from Environmental Health, we can move the project forward to the EBZA hearing with an appropriate COA directing the applicant to satisfy EHS requirements.

Damien Curry
Alameda County Planning
(510) 670-6684
damien.curry@acgov.org

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From: Jana Wismer <janawismer@gmail.com>

Sent: Thursday, March 14, 2019 11:51 AM

To: Curry, Damien, CDA <damien.curry@acgov.org>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Khan, Muhammed, Env. Health <muhammed.khan@acgov.org>; Barbosa, Josh, Env. Health <Josh.Barbosa@acgov.org>; Colom, Natali, Env. Health <Natali.Colom@acgov.org>; Melvin Andrews <mandrews@lakesidecapital.com>; Stephen R. Nasser <snasser@coltcapitalsecurities.com>

Subject: Altamont, proposed wastewater system

Hello everyone,

As most of you know already, our meeting is canceled for tomorrow due to a family emergency with Dilan Roe.

However, Dilan and I communicated regarding the issue, and she agreed that a Condition of Approval for the wastewater treatment system would be acceptable to her.

This is the language I suggest: "A wastewater treatment system for the proposed modular offices must be approved by the Department of Environmental Health prior to any building permit approval associated with this Conditional Use Permit."

Damien, if this language is acceptable to you and your supervisor, please let us know. We are hoping to be agendized for the April 25th EBZA meeting, and I believe this is the last outstanding issue.

Thank you all for your assistance, and please feel free to call or email anytime.

Best Regards,
Jana
510-612-2072

Curry, Damien, CDA

From: Colom, Natali, Env. Health
Sent: Friday, December 7, 2018 2:59 PM
To: Curry, Damien, CDA
Cc: Khan, Muhammed, Env. Health; Barbosa, Josh, Env. Health
Subject: 17001 Midway Rd, Mountain House; PLN2018-00247; APN: 99B-7675-5-10

Hello Damien,

We have received a referral from the Alameda County Planning Department to allow the operation of a remote testing facility, with the removal of portable buildings and the addition of two modular offices (PLN2018-00247). At this time, please have the applicant complete the attached Service Request Application (SRA) for a *Building Permit Plans or Planning Referrals* review and submit it back to our department with the following fees:

Application Processing Fee : \$145.00

Building Permit Plans or Planning Referrals : \$433.00

Total : \$578.00

Please feel free to contact me with any questions.

Thank you.

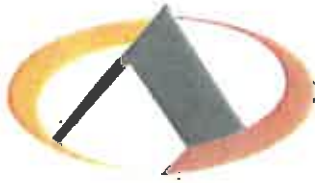
Natali Colom Cruz

Engineering Technician – Hazardous Material Specialist

Alameda County Department of Environmental Health

Land Use Program

1131 HARBOR BAY PKWY



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

PROJECT REFERRAL

Albert Lopez
Planning Director

Date: December 4, 2018
RE: Case No. PLN2018-00247
Conditional Use Permit

224
West Winton Av
Room 11

Due Date: December 25, 2018

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www.acgov.org/cc

ACPWA JOHN ROGERS	ZONE 7
ACPWA BUILDING DEPARTMENT	ALAMEDA CO. FIRE DEPT.
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Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at the above number.

Sincerely,

Damien Curry
Development Planning Division
damien.curry@acgov.org

cc: Applicant: LAKESIDE MOTORSPORTS - ALTAMONT LLC 823 S. BUNDY DR., LOS ANGELES, CA 90049

PROJECT REFERRAL

Date: December 4, 2018

RE: Case No. PLN2018-00247

Owner: LAKESIDE MOTORSPORTS ALTAMONT LLC 2416 W Victory Blvd, Burbank,

No Comment - Date 12/5/18

Attachments

Remain open on file, but none currently open

A handwritten signature in black ink, consisting of a stylized set of initials followed by a horizontal line extending to the right.